



FOR SALE

Guide Price £485,000

Brennig, Dinbren Road, Llangollen, LL20 8TF

A three-bedroom period home arranged over three floors, thoughtfully maintained and blending period character with modern comforts.





- Backing onto Llangollen marina
- Three bedrooms across three floors
- Spacious reception rooms
- Landscaped gardens with patio & lawns
- Stunning views across the Dee Valley and beyond
- Driveway parking

DESCRIPTION

Halls are delighted with instructions to offer this property on Dinbren Road in Llangollen. The property is a striking 1930s detached home, beautifully positioned, enjoying a privileged setting with far-reaching views across the Dee Valley and backing directly onto the marina.

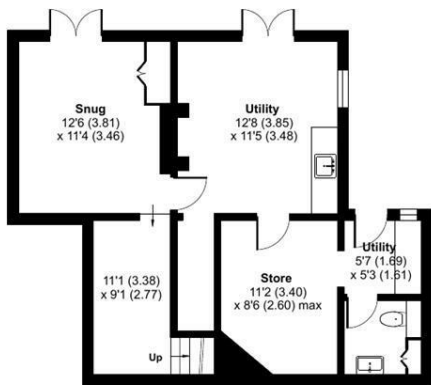
This much-loved home, arranged over three floors, has been thoughtfully maintained and improved by the current owner over many years, blending period character with modern comforts. With its generous accommodation, landscaped gardens, and unrivalled outlook, this property offers an exceptional lifestyle opportunity in one of Llangollen's most sought-after locations.

THE PROPERTY

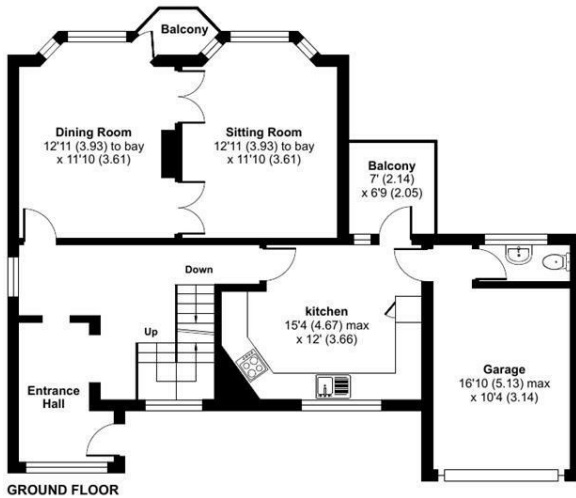
The ground floor welcomes you into an entrance hall leading to the principal reception spaces. To the front, the sitting room and dining room both feature bay windows that flood the rooms with natural light and frame far-reaching valley views. A balcony is accessed from the sitting room, perfectly positioned to enjoy the scenery. The spacious kitchen/breakfast room is fitted with a range of cabinetry and offers plenty of space for family dining. From here, internal access leads into the garage, providing convenience and practicality.

The first floor comprises three double bedrooms, each well-proportioned and enjoying attractive outlooks. The principal bedroom is particularly generous, with ample floor space. A family bathroom, beautifully finished with a freestanding clawfoot bath and separate shower, serves the bedrooms.

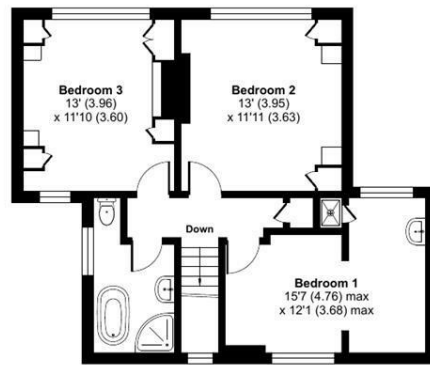
The lower ground floor offers versatile accommodation with direct access to the gardens. This level includes a snug, a large utility room, an additional store room, and a further utility/boot room with WC. With its own access to the outside, this floor lends itself to a variety of uses, whether as a guest suite, home office, or hobby space.



LOWER GROUND FLOOR



GROUND FLOOR

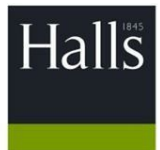


FIRST FLOOR

Approximate Area = 1935 sq ft / 179.7 sq m
 Garage = 173 sq ft / 16 sq m
 Total = 2108 sq ft / 195.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2025. Produced for Halls. REF: 1336232



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



OUTSIDE

Brennig enjoys a beautifully landscaped garden designed to make the most of its elevated setting and panoramic views across the Dee Valley. A series of terraced areas provide a wonderful blend of lawn, mature planting, and patio seating spaces, perfect for both entertaining and quiet relaxation.

The main terrace offers ample space for outdoor dining, framed by colourful shrubs and well-tended borders, while steps lead down to further lawned sections interspersed with mature hedging and trees that add structure and privacy. The garden has been thoughtfully planned to create a series of inviting spaces, including gravelled pathways, a summer house, and seating areas that capture the best of the views throughout the day.

To the front, the property benefits from a driveway and attached garage providing off-road parking, while the rear opens directly towards the Llangollen Marina, placing the canal and riverside walks quite literally on the doorstep. Together, the outside space strikes a balance between natural beauty, low-maintenance landscaping, and exceptional outlooks.

W3W

///invisible.galaxies.items

DIRECTIONS

From Oswestry town centre, turn left onto Beatrice Street. Continue for 1.5 miles and take the A5 towards Llangollen. At the roundabout take the B5070 towards Chirk, then re-join the A5 to Llangollen. Follow the A5 for about 5 miles, turn right onto Castle Street, then re-join the A5 to Llangollen. Follow the A5 for about 5 miles. Turn right onto Castle Street, then right onto Mill Street. Take the next lefts onto Wharf Hill and Dinbren Road, where you will arrive after 0.2 miles.

SITUATION

The property occupies a privileged position along the sought-after Dinbren Road, on the western fringe of Llangollen, enjoying far-reaching views across the Dee Valley and surrounding hills. Nestled beneath the historic Castell Dinas Brân and close to the Llangollen Moorings on the famous canal, the setting combines natural beauty with rich heritage, while offering easy access to a wealth of outdoor pursuits including walking, cycling, and river activities.

Llangollen itself is a vibrant market town with a thriving community, renowned for its annual International Eisteddfod and year-round cultural events. The town provides an excellent range of amenities, including shops, cafés, restaurants, schools, and leisure facilities, together with convenient road and rail connections to Wrexham, Chester, and Shrewsbury, making Dinbren Road one of the most desirable addresses in the area.

SCHOOLING

Brennig is exceptionally well placed for education, lying adjacent to the respected Ysgol Dinas Brân secondary school and within easy reach of Llangollen Primary. A selection of independent schools, including Moreton Hall, Oswestry School, and Ellesmere College, are also accessible within a 30-40 minute drive, offering further choice for families.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Denbighshire County Council.



COUNCIL TAX

The property is currently banded in Council Tax Band G.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP
- 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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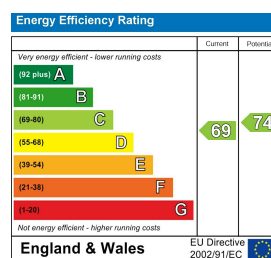
Brennig, Dinbren Road, Llangollen, LL20 8TF



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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